

**Minutes of Special and Regular Meeting of April 26, 2016  
One Twin Pines Lane, Belmont, CA**

**SPECIAL MEETING (Third Floor Conference Room)  
CALL TO ORDER 6:46**

**A. CLOSED SESSION**

- (1) Conference With Legal Counsel (Govt. Code Section 54956.9(d)(1)), Existing Litigation, Two Claims: Mike & Paggy Wang, Claim # BE-755 and Jamie Schnell, Claim # BE-757

Attended by: Stone, Hurt, Kim. Councilmembers Reed and Lieberman were absent.

**ADJOURNMENT** at this time being 6:55 P.M.

Jozi Plut  
Deputy City Clerk

**REGULAR MEETING  
CITY COUNCIL CHAMBERS**

**CALL TO ORDER 7:05 PM**

**ROLL CALL**

Councilmembers Present: Stone, Lieberman, Kim, Hurt

Councilmembers Absent: Reed

**PLEDGE OF ALLEGIANCE**

Led by Administrative Battalion Chief Thrasher.

**REPORT FROM CLOSED SESSION**

City Manager Scoles noted there were no reportable actions from the Closed Session held earlier.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

**Marry Morrissey Parden**, Belmont Chamber of Commerce, outlined upcoming events including the State of the District Address by Mid-Peninsula Water District.

**Tanu Wakefield**, Belmont Poet Laurette, read a poem in honor of National Poetry Month.

The following individuals spoke regarding the closure of Belmont Iceland:

**Sarah Feldman**

**Sophia and Alexandra Chan**

**Sandra Cheung**  
**Jakub Nejedly**

**Kristen Mercer**, Belmont resident, commented regarding the removal of trees at the Davey Glen Park site.

### **COUNCILMEMBER ANNOUNCEMENTS**

Councilmember Kim reported that he attended the Belmont Earth Day Celebration at Twin Pines Park. Councilmember Hurt announced the Friends in Service to Humanity (FISH), a volunteer transportation assistance service to and from medical appointments for senior and aging community members. Councilmember Stone announced an upcoming Senior Service Showcase. He congratulated Carlmont High School softball coach Jim Liggett on his achievement of 1,000 wins. He invited the public to the Belmont Library's tenth anniversary celebration.

### **ITEMS APPROVED ON CONSENT CALENDAR**

**Approval of Minutes of Special and Regular Meeting of April 12, 2016** (includes joint meeting with Planning Commission)

**Motion to Receive Monthly Financial Reports**

**Resolution 2016-044** stating the City of Belmont's intent to participate in the South Bayside Waste Management Authority (SBWMA) led negotiations to extend the term of the Franchise Agreement with Recology San Mateo County (Recology) for Solid Waste, Recycling, and Organic Materials Collection Services

**ACTION:** On a motion by Councilmember Hurt, seconded by Councilmember Lieberman, the Consent agenda was unanimously approved (4- 0, Reed absent).

### **PUBLIC HEARINGS**

#### **Crystal Springs Uplands School Project (6-8 and 10 Davis Drive)**

Principal Planner DiDonato provided an overview of the project, as well as the Planning Commission's discussion and recommendation regarding the new school on Davis Drive.

**Katrina Hardt-Holoch**, Consultant (MIG) provided a summary of the Final Environmental Review.

**Amy Richards**, Head of School (CSUS), provided a background of CSUS (Crystal Springs Uplands School) and thanked Belmont staff and consultants for worked performed to date.

**Wendy Buckley**, CSUS Board Member and Project Manager, provided an overview of the construction project and outlined citywide benefits.

In response to Councilmember Lieberman, Principal Planner DiDonato clarified that the applicant is required to make traffic improvements at the intersections of Ralston Avenue and Davis Drive. He noted that it is typical that traffic signal heads are updated with such traffic improvements, and added that the Council could consider this update as a potential benefit to the project. He explained

that the additional project cost is approximately \$60,000 and has not been identified in the development agreement.

Discussion ensued regarding the proposed project.

**RECESS: 8:30 P.M.**

**RECONVENE: 8:35 P.M.**

Vice Mayor Stone opened the public hearing.

The following individuals spoke in support of the Crystal Springs Uplands School Project:

**Victor Torrenano, Josh Powell, Adele Della Santina, Mary Morrissey Parden, Aaron Nordbom, Chriss Collins, Kevin Sullivan, Debbie Vielbaum, Sharron Topping, Jennifer Bilsey, Rakesh Hegde, Riz Nurani, Jeffery Selman, Warren Gibson, Phil Whol, Mike Cuneen, Craig Michaels, Fam Xie, Gloria Leong, Kunlong Gu, Greg Cala, Mark Leach, Jonathan Sorger, Nicole Sorger, Karen Shane, Jenny Nurani, Robert Tashjian, Chris Song, David Tognotti, Charles Allen, Denise Peck.**

Vice Mayor Stone closed the Public Hearing.

Councilmembers disclosed their ex-parte communications regarding the project and stated that the conversations did not impact their decision making process.

Vice Mayor Stone read comments from Mayor Reed who was absent from the meeting.

Council discussion ensued regarding the project scope. Council concurred that the project is an overall good fit for Belmont. Council concurred with Councilmember Lieberman's suggestion to consider adding the improvement to the traffic signal heads at the intersections of Ralston Ave and Davis Drive to the Development Agreement.

**RECESS: 10:05 P.M.**

**RECONVENE: 10:15 P.M.**

Applicant Attorney Bill McClure, outlined amendments to the Development Agreement, as follows:

- The public service fee shall be increased
- CSUS will pay the costs to the signal head improvements at the intersections of Davis Drive and Ralston Avenue with a cap of \$60,000
- Payment to Belmont School Force shall be the amount of \$50,000 annually for four years, and a onetime lump sum payment of \$1 million in lieu of such payment, and no further payment shall be due to School Force.

**MEETING EXTENSION:** at this time, being 10:30 p.m. on a Motion made by Councilmember Lieberman and seconded by Councilmember Hurt, the meeting was extended for 30 minutes

City Attorney Rennie read the title of the proposed ordinances for the record.

**ACTION:** On a motion made by Councilmember Lieberman seconded by Councilmember Kim, to approve Resolution 2016-045 Adopting Final EIR and Resolution 2016-046 Amending General Land Use Designation, to introduce an ordinance Rezoning 6, 8, and 10 Davis Drive from Executive Office and Warehouse to Planned Unit Development, and to introduce an ordinance approving a Development Agreement between the City of Belmont and Crystal Springs Upland School, unanimously approved, as amended as previously noted (4-0, Reed absent).

**RECESS: 10:20 P.M.**

**RECONVENE: 10:25 P.M.**

## **OTHER BUSINESS**

### **Comprehensive Sewer Rate Study - Proposition 218 Notice for Sewer Rate Changes Effective Fiscal Years 2016/2017 and 2017/2018**

Public Works Director Oskoui stated the City conducted a sewer utility cost of service study to evaluate the City's financial position in respect to the operating revenue and expenses and the utility capital infrastructure funding needs. He explained that the study rate evaluation is a continuation study of the prior rate study to address the deferred maintenance and financing of the sewer fund to avoid backlog issues as related of maintenance. He noted that a Public Hearing date was set for June 14, 2016 to adopt sewer rates for the 2016/17 and 2017/18 fiscal years.

**Shawn Koorn**, HDR Engineering, presented the comprehensive analysis of the sewer fund and explained the methodology used to arrive at the proposed rate increase. He noted that a key part of the rate setting is the current California drought and mandated conservation and reduced consumption resulting in reduced rate revenues. He further explained that the study proposed that the City implement a drought regulation adjustment to maintain sufficient revenues during the drought period. The adjustment is based on the difference between the total actual volume usage during the winter water period and the total actual volume usage for the 2014/2015 winter water period. By making this drought regulation adjustment to the volume usage, the City will be projected to maintain target revenues during this extreme drought situation.

Council discussion ensued regarding the rate structure.

**MEETING EXTENSION:** at this time, being 11:00 p.m. on a Motion made by Councilmember Kim and seconded by Councilmember Hurt, the meeting was extended for 30 minutes.

**Perry Kennan**, Belmont Resident, commented on the deferred capital portion of the Staff Report.

**ACTION:** On a motion by Councilmember Hurt, seconded by Councilmember Stone, Resolution 2016-047 stating intention to revise the city's sewer charges effective tax year 2016-2017 and 2017-2018 was unanimously approved (4-0, Reed absent).

**COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL  
ASSIGNMENT UPDATES, AND STAFF ITEMS**

**Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee  
Assignments**

No report.

**Verbal report from City Manager**

No Report.

**CONTINUATION OF PUBLIC COMMENTS**

**Perry Kennan**, Belmont Resident, spoke regarding the removal of trees at the Davey Glen Park Project site.

**ADJOURNMENT at this time being 11:15 P.M. in memory of music legend Prince.**

Jozi Plut  
Deputy City Clerk